

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0134 **Your Ref:** SEH/P/2022/0134
Date: 22nd February 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 502 30 High Street, Wrexham.

Development: Change of use of third floor to flat.

I refer to your consultation / email dated 11/02/2022 in respect of the above.

The proposed development site is located off the High Street in Wrexham Town Centre. This area forms part of the pedestrianised zone within the town centre.

Although there is no parking provision proposed for the development site, the proposed development is in a highly sustainable location. The potential for on-street parking problems in this area as a result of this development is low given the existing traffic regulation orders in this area.

The proposed development will need to provide appropriate cycle parking areas in accordance with LPGN 16.

Adequate provision for waste / recycling will be required for the proposed development. Details of where refuse / recycling is to be collected from and adequacy of facilities proposed will need to be discussed with our Waste Strategy Officer. I would recommend that the applicant liaises with our Waste Strategy Officer (Catherine Golightly) on Tel: 01978 729693.

I would therefore advise you that I do not have any objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical